

SOUTH HOLLAND DISTRICT COUNCIL

Report of: Development Manager

To: Planning Committee - 10 January 2018

(Author: Joan Isus - Planning Officer)

Purpose: To consider Planning Application H16-1083-17

Application Number: H16-1083-17

Date Received: 13 November 2017

Application Type: FULL

Description: Single-storey rear extension to create wheelchair accessible bedroom, wetroom and living space

Location: 89 Hereward Road Spalding

Applicant: Mr Stephen LeFeuvre

Agent: South Holland Building Consultancy

Ward: Spalding St Johns

Ward Councillors: Cllr G K Dark
Cllr J D McLean

You can view this application on the Council's web site at

<http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H16-1083-17>

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 The agent is South Holland Building Consultancy.

2.0 PROPOSAL

2.1 The proposal is for a single-storey rear extension to create a wheelchair accessible bedroom, wet room and living space to meet the mobility needs of a disabled occupant of the property.

3.0 SITE DESCRIPTION

3.1 The property is a semi-detached house in a street of similar properties. There is a driveway to the side, leading to a detached garage. There is a conservatory to the rear of the house. There are two detached sheds, one is right next to the western boundary line whereas the other one is attached to the rear elevation of the garage. The conservatory and the sheds would be removed to accommodate the proposed extension.

3.2 The rear garden has a triangular shaped end. A 2 metre high timber closed board fence is erected on all site boundaries.

4.0 RELEVANT PLANNING POLICIES

4.1 The Development Plan

South Holland District Local Plan, July 2006

The South Holland Local Plan 2006 was formally adopted on 18 July 2006. Following a direction from the Government Office for the East Midlands under paragraph 1(3) of Schedule 18 to the Planning and Compulsory Purchase Act 2004, as of 18 July 2009 only certain Local Plan policies have been extended and continue to form part of the development plan. In the context of those saved policies referred to below, it is considered that the Local Plan was adopted in general accordance with the Planning and Compulsory Purchase Act 2004 (albeit under the transitional arrangements). Those policies referred to below are considered to accord with the thrust of guidance set out in the National Planning Policy Framework, and in the context of paragraph 215 of the NPPF should therefore continue to be given substantial weight in the decision making process.

SG17 - Protection of residential amenity
SG20- Extensions and Alterations to Existing Buildings

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

National Guidance

National Planning Policy Framework (NPPF), March 2012

Paragraph 17 - Core Planning Principles
Section 7 - Requiring good design.

4.2 Planning Practice Guidance (PPG), 2014

5.0 RELEVANT PLANNING HISTORY

5.1 None

6.0 REPRESENTATIONS

6.1 None

7.0 MATERIAL CONSIDERATIONS

7.1 Key issues for consideration regarding this application are:

- Design and layout of the proposed extension, and
- Residential amenity

7.2 Design and layout of the proposed extension:

7.3 The extension consist of the creation of a sun room, a wheelchair double bedroom and a wet room which would join the existing detached garage.

7.4 The width of the extension would be as much as that of the rear garden. The depth does not involve an unbearable material increase. When it comes to the height, all the eaves would be equally high although the extension would be covered by different roofs. The detached garage and the sun room would be double pitched roofed whereas the bedroom and the wet room would have a flat roof on top. Although flat roof is not a common feature in the character of the local area, this would help to mitigate any adverse visual impact upon the amenity. The height of the double pitched roof over the sun room would be still acceptable.

7.5 The design and layout are not certainly simple as usual in proposals for rear extensions. However, the proposed development would not be considered to adversely alter the appearance of the dwelling, or its visual or architectural relationship with adjoining development or the character of the area. In addition, the benefits of the proposal would outweigh its impact

as it will provide a much needed walk in shower which will serve the needs of the current occupier.

7.6 The proposal therefore appears to be in accordance with Local Plan Policy SG20 which allows development which would not adversely alter the appearance of the building, or its architectural relationship with adjoining development or the character of the area and section 7 of the National Planning Policy Framework 2012 which encourages good design.

7.7 Residential amenity:

7.8 The site is well concealed from the ground floor level. A 2 metre high closed board fence is erected on all site boundaries. This is an appropriate screen feature given the single-storey feature of the extension.

7.9 Windows are proposed on the side and rear elevations of the extension. A French door would be positioned at the rear of the sun room. No overlooking effect would take place due to the fence. No residential or incidental buildings to the enjoyment of a dwelling house within the curtilage of adjoining properties are positioned in parallel to the extension.

7.10 The views from the first floor level rear windows of adjoining properties would be altered by the presence of the extension. This is not considered though to harm the residential amenity and has merit to refuse the application.

7.11 The proposed development would not, therefore, adversely impact residential amenity in terms of overlooking, overbearing or overshadowing. The application would therefore comply with Local Plan Policy SG17 which seeks to protect residential amenity.

7.12 Conclusion:

7.13 The proposed development is modest in scale, of appropriate design and its purpose is aimed to improve the living conditions of disabled residents.

8.0 RECOMMENDATIONS

8.1 **Grant Permission subject to those Conditions listed at Section 9.0 of this report.**

9.0 CONDITIONS

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Drw nos: 01; 02; 06; 07; 08; 08; 10; 11; 12.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The brickwork and roofing tiles of the development hereby permitted shall match as closely as possible those of the principal existing dwelling on the site.

Reason: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG20 of the South Holland Local Plan, 2006.

Background papers:- Planning Application Working File

Lead Contact Officer

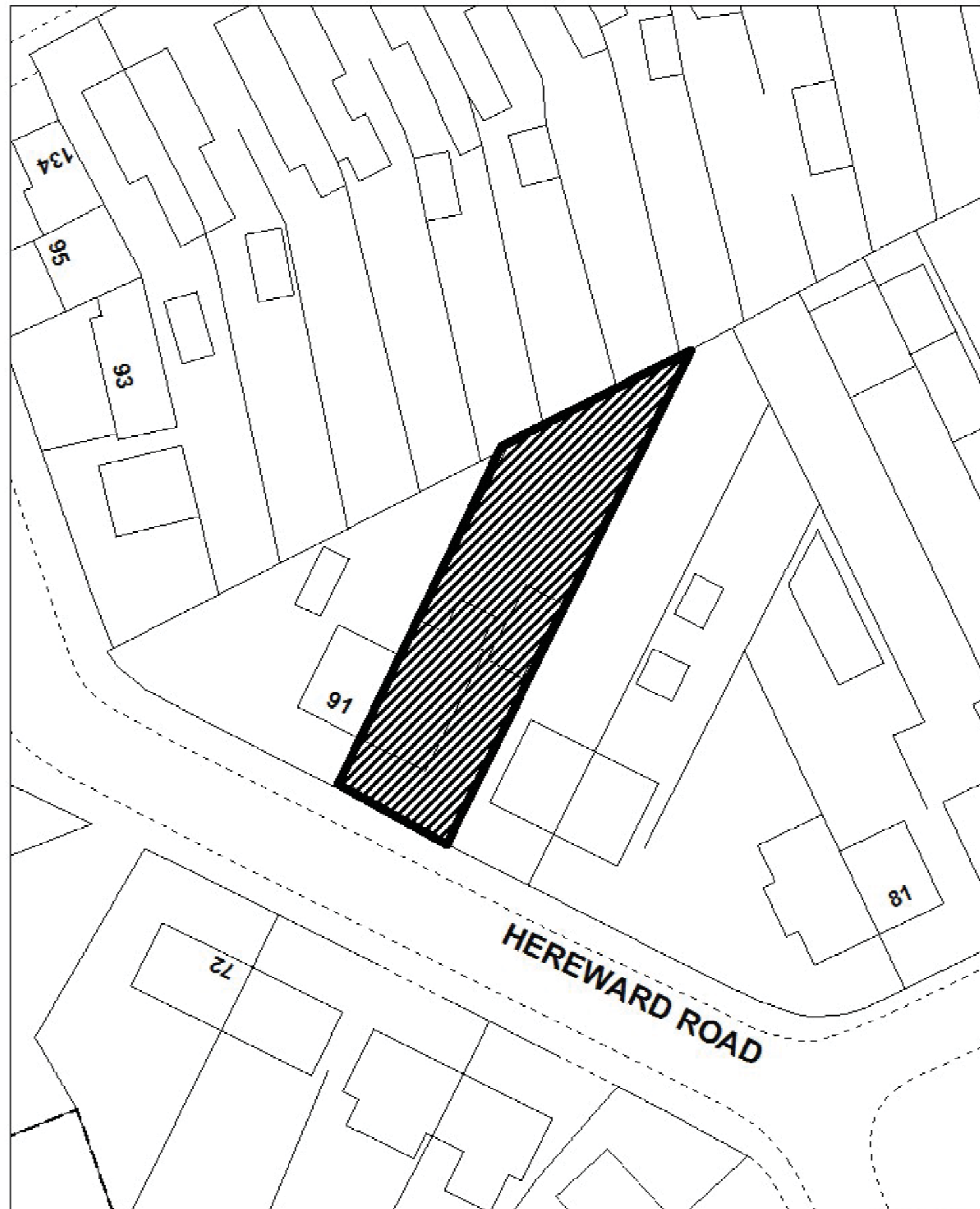
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Appendices attached to this report:

Appendix A Plan A



Scale: 1:400

December 2017

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